

A SUBSTITUTE ORDINANCE

BY COUNCILMAN DERRICK BOAZMAN

AS SUBSTITUTED BY FINANCE/EXECUTIVE COMMITTEE

AN ORDINANCE TO AUTHORIZE THE CHIEF FINANCIAL OFFICER TO WRITE-OFF CERTAIN PAST DUE WATER BILL ACCOUNTS DEEMED AS UNCOLLECTIBLE FOR A CERTAIN TRACT OF LAND FORMERLY KNOWN AS LAKEWOOD VILLAGE APARTMENTS; TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH THE ATLANTA DEVELOPMENT AUTHORITY (ADA) FOR THE COMPROMISE, DISCHARGE AND RELEASE OF CERTAIN DELINQUENT WATER BILL ACCOUNTS AND DEMOLITION AND SANITARY SERVICE CHARGE LIENS FILED AGAINST SEVERAL OF THE PARCELS LOCATED IN SAID TRACT, IN EXCHANGE FOR ADA'S ASSISTANCE IN DEVELOPING THE PROPERTY FOR AFFORDABLE HOUSING AND IN MAKING CERTAIN IMPROVEMENTS TO THE PUBLIC INFRASTRUCTURE AND FOR OTHER PURPOSES.

WHEREAS, a certain tract of land formerly known as Lakewood Village Apartments located on New South Pryor Road is slated for redevelopment; and

WHEREAS, the Atlanta Development Authority (ADA) is assisting the City with the redevelopment of said tract; and

WHEREAS, several of the parcels located in said tract have delinquent water bills in the approximate total amount of \$660,771.30; and

WHEREAS, many of the delinquent water bills are over four (4) years old and their collection is therefore barred by the applicable statute of limitations; and

WHEREAS, several of said delinquent water bills are also deemed uncollectible for reasons other than being time-barred; and

WHEREAS, demolition and sanitary service charge liens are filed against several of the properties, in the approximate total amount of \$326,410.80; and

WHEREAS, the compromise of said liens pursuant to an agreement between the City and the ADA, would lend financial assistance to the redevelopment effort.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

SECTION 1: (a) The Chief Financial Officer is hereby authorized to write-off certain delinquent water bill accounts deemed as uncollectible by virtue of the fact that said accounts are barred by the applicable four year statute of limitations. The delinquent water bill accounts to be written-off are hereby identified in Exhibit A-1 hereto attached.

(b) The Mayor is hereby authorized to execute an agreement with the Atlanta Development Authority (ADA) through which agreement, the city will compromise, discharge, release and/or quit claim any interest which the city has or may have in said delinquent water bill accounts in exchange for ADA's agreement to cause to be included in the redeveloped project, a dollar-for-dollar contribution in the same amount as that amount compromised and discharged, in the form of water and sewer system infrastructure asset improvements. Such delinquent water bill accounts are hereby identified in Exhibit A-2 hereto attached.

Section 2: The Mayor is hereby authorized to execute an agreement with the Atlanta Development Authority (ADA) through which agreement, the city will waive, discharge, release and /or quitclaim any interest which the city has or may have in certain demolition and sanitary service charge liens filed against several of the parcels in said tract in exchange for ADA's assistance in developing the property for affordable housing and in making certain improvements to the public infrastructure. The demolition and sanitary service charge liens to be compromised are hereby identified in Exhibit B hereto attached.

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Delinquent Water Bill Accounts ~~REDACTED~~ Barred by Statute of Limitations
Exhibit A-1

	Current or Previous Owner	Parcel	Property Address	4 YR Water
	Johnny Steele	001-6	1795 New Pryor	
	Asset Holdings	002-4	1793 New Pryor	11,094
	Land Bank Authority	003-2	1789 New Pryor	
	Asset Holdings	004-0	1785 New Pryor	
	Asset Holdings	005-7	1781 New Pryor	
	Ira Manning	006-5	1777 New Pryor	
	Lyman Taylor	007-3	1771 New Pryor	
	Ira Manning	008-1	1767 Amal Drive	17,877
	Johnny Steele	009-9	1765 Amal Drive	
	Johnny Steele	010-7	1761 New Pryor	
	Reginald Leverette	011-5	1757 New Pryor	
	Reginald Leverette	012-3	1753 New Pryor	
	Reginald Leverette	013-1	1749 New Pryor	
	Reginald Leverette	014-9	1745 New Pryor	
	Norma Barlow	015-6	1731 New Pryor	
	Norma Barlow	016-4	1721 New Pryor	
	Don Wellman	017-2	220 Amal Drive	
	Home Equities	018-0	1732 New Pryor	29,045
	Lyman Taylor	019-8	1726 New Pryor	
	Lyman Taylor	020-6	1722 New Pryor	
	Lyman Taylor	021-4	1718 New Pryor	
	Lyman Taylor	022-2	1714 New Pryor	31,737
	Johnny Steele	023-0	1701 New Pryor	
	Armada Properties	024-8	1703 New Pryor	
	Deloris Haynes	025-5	1707 New Pryor	
	Kenneth Keith, Jr.	026-3	1709 New Pryor	
	Kenneth Keith, Jr.	027-1	1711 Amal Drive/S. Pryor	
	Lyman Taylor	028-9	1713 New Pryor Cir	
	Vernon Lestagez	029-7	1715 New Pryor	
	Asset Holdings	030-5	1717 Amal Drive	
	E & E Development	031-3	1719 Pryor Road	
	Vernon Lestagez	032-1	1721 New Pryor	
	Ingrid Sarris	033-9	240 Amal Drive	43,282
	Lyman Taylor	034-7	241 Amal Drive	
	Lyman Taylor	035-4	233 Amal Drive	
	Ingrid Sarris	036-2	227 Amal Drive	
	Ingrid Sarris	037-0	221 Amal Drive	
	Lyman Taylor	038-8	1746 New Pryor	
	Lyman Taylor	039-6	1750 New Pryor	
	Lyman Taylor	040-4	1754 Pryor St	
	Lyman Taylor	041-2	1758 New Pryor	
	Lyman Taylor	042-0	1762 New Pryor	
	Lyman Taylor	043-8	335 Amal Drive	10,137
	Moses Langford	044-6	323 Amal Drive	
	Antonio Langford	045-3	311 Amal Drive	
	Don Wellman	046-1	297 Amal Drive	
	Elizabeth Rogge	047-9	287 Amal Drive	
	Vernon Lestagez	048-7	275 Amal Drive	14,588
	Vernon Lestagez	049-5	257 Amal Drive	
	Kenneth Keith, Sr	050-3	266 Amal Drive	55,641
	Vernon Lestagez	051-1	1725 New Pryor	

Delinquent Water Bill Accounts ~~Not~~ Barred by Statute of Limitations
Exhibit A-1

	Current or Previous Owner	Parcel	Property Address	4 YR Water
	Vernon Lestagez	052-9	1729 Pryor Road	
	Asset Holdings	053-7	1731 New Pryor	1,562
	George W. High	054-5	1733 New Pryor	
	Asset Holdings	055-2	1735 New Pryor	
	Asset Holdings	056-0	1737 New Pryor	
	Asset Holdings	057-8	1739 New Pryor	
	Standard Federal Bank	058-6	1745 New Pryor	
	Asset Holdings	059-4	1751 New Pryor	
	Robert Helfman	060-2	1755 New Pryor	
	Kenneth Keith, Sr	061-0	274 Amal Drive	11,442
	Rechaldo Wade Lestage	062-8	288 Amal Drive	
	So Ga Equities Corp	063-6	1757 New Pryor	
	Rechaldo Wade Lestage	064-4	1761 New Pryor	2,812
	Rechaldo Wade Lestage	065-1	1765 New Pryor	
	Elizabeth Rogge	066-9	1769 New Pryor	
	Johnny Steele	067-7	1773 New Pryor	
	Urban Residential Development	068-5	1777 New Pryor	
	Ira Manning	069-3	1779 New Pryor	
	Don Wellman	070-1	308 Amal Drive	
	Antonio Langford	071-9	332 Amal Drive	
	Lyman Taylor	072-7	1772 New Pryor	14,593
	Lyman Taylor	073-5	1778 New Pryor	
	Masharn Wilson	074-3	1782 New Pryor	
	Masharn Wilson	075-0	1786 New Pryor	14,575
	Masharn Wilson	076-8	1794 New Pryor	
	Lyman Taylor	077-6	1787 New Pryor	
	Lyman Taylor	078-4	1785 New Pryor	
	Masharn Wilson	079-2	1781 New Pryor	
	Vernon Lestagez	080-0	1789 New Pryor	
	Ingrid Sarris	081-8	322 Amal Drive	
	Ingrid Sarris	082-6	300 Amal Drive	2,448
	Lyman Taylor	083-4	1723 New Pryor	
	Ingrid Sarris	084-2	232 Amal Drive	
	Norma Barlow	085-9	1725 New Pryor	
	Lyman Taylor	086-7	1783 New Pryor	
	Vernon Lestagez	087-5	1727 New Pryor	
	Southeast Diversified Development	088-3	1705 New Pryor	
				260,834

^{NOT}
Delinquent Water Bill Accounts Barred by Statue of Limitations
Exhibit A-2

	Current or Previous Owner	Parcel	Property Address	Water Less Than 4 YRS
	Johnny Steele	001-6	1795 New Pryor	-
	Asset Holdings	002-4	1793 New Pryor	-
	Land Bank Authority	003-2	1789 New Pryor	-
	Asset Holdings	004-0	1785 New Pryor	-
	Asset Holdings	005-7	1781 New Pryor	-
	Ira Manning	006-5	1777 New Pryor	-
	Lyman Taylor	007-3	1771 New Pryor	-
	Ira Manning	008-1	1767 Amal Drive	31,799
	Johnny Steele	009-9	1765 Amal Drive	-
	Johnny Steele	010-7	1761 New Pryor	-
	Reginald Leverette	011-5	1757 New Pryor	-
	Reginald Leverette	012-3	1753 New Pryor	-
	Reginald Leverette	013-1	1749 New Pryor	-
	Reginald Leverette	014-9	1745 New Pryor	-
	Norma Barlow	015-6	1731 New Pryor	-
	Norma Barlow	016-4	1721 New Pryor	-
	Don Wellman	017-2	220 Amal Drive	2,472
	Home Equities	018-0	1732 New Pryor	10,965
	Lyman Taylor	019-8	1726 New Pryor	-
	Lyman Taylor	020-6	1722 New Pryor	-
	Lyman Taylor	021-4	1718 New Pryor	-
	Lyman Taylor	022-2	1714 New Pryor	77,627
	Johnny Steele	023-0	1701 New Pryor	-
	Armada Properties	024-8	1703 New Pryor	-
	Deloris Haynes	025-5	1707 New Pryor	-
	Kenneth Keith, Jr.	026-3	1709 New Pryor	-
	Kenneth Keith, Jr.	027-1	1711 Amal Drive/S. Pryor	-
	Lyman Taylor	028-9	1713 New Pryor Cir	-
	Vernon Lestagez	029-7	1715 New Pryor	-
	Asset Holdings	030-5	1717 Amal Drive	-
	E & E Development	031-3	1719 Pryor Road	-
	Vernon Lestagez	032-1	1721 New Pryor	-
	Ingrid Sarris	033-9	240 Amal Drive	67,827
	Lyman Taylor	034-7	241 Amal Drive	-
	Lyman Taylor	035-4	233 Amal Drive	-
	Ingrid Sarris	036-2	227 Amal Drive	-
	Ingrid Sarris	037-0	221 Amal Drive	120
	Lyman Taylor	038-8	1746 New Pryor	-
	Lyman Taylor	039-6	1750 New Pryor	-
	Lyman Taylor	040-4	1754 Pryor St	-
	Lyman Taylor	041-2	1758 New Pryor	-
	Lyman Taylor	042-0	1762 New Pryor	-
	Lyman Taylor	043-8	335 Amal Drive	28,177
	Moses Langford	044-6	323 Amal Drive	-
	Antonio Langford	045-3	311 Amal Drive	-
	Don Wellman	046-1	297 Amal Drive	-
	Elizabeth Rogge	047-9	287 Amal Drive	-
	Vernon Lestagez	048-7	275 Amal Drive	4,861
	Vernon Lestagez	049-5	257 Amal Drive	-
	Kenneth Keith, Sr	050-3	266 Amal Drive	51,844
	Vernon Lestagez	051-1	1725 New Pryor	-

Delinquent Water Bill Accounts ^{Not} Barred by Statue of Limitations
Exhibit A-2

	Current or Previous Owner	Parcel	Property Address	Water Less Than 4 YRS
	Vernon Lestagez	052-9	1729 Pryor Road	-
	Asset Holdings	053-7	1731 New Pryor	-
	George W. High	054-5	1733 New Pryor	-
	Asset Holdings	055-2	1735 New Pryor	-
	Asset Holdings	056-0	1737 New Pryor	-
	Asset Holdings	057-8	1739 New Pryor	-
	Standard Federal Bank	058-6	1745 New Pryor	-
	Asset Holdings	059-4	1751 New Pryor	-
	Robert Helfman	060-2	1755 New Pryor	-
	Kenneth Keith, Sr	061-0	274 Amal Drive	42
	Rechaldo Wade Lestage	062-8	288 Amal Drive	5,239
	So Ga Equities Corp	063-6	1757 New Pryor	-
	Rechaldo Wade Lestage	064-4	1761 New Pryor	351
	Rechaldo Wade Lestage	065-1	1765 New Pryor	-
	Elizabeth Rogge	066-9	1769 New Pryor	-
	Johnny Steele	067-7	1773 New Pryor	-
	Urban Residential Development	068-5	1777 New Pryor	-
	Ira Manning	069-3	1779 New Pryor	-
	Don Wellman	070-1	308 Amal Drive	-
	Antonio Langford	071-9	332 Amal Drive	353
	Lyman Taylor	072-7	1772 New Pryor	38,809
	Lyman Taylor	073-5	1778 New Pryor	-
	Masharn Wilson	074-3	1782 New Pryor	-
	Masharn Wilson	075-0	1786 New Pryor	12,490
	Masharn Wilson	076-8	1794 New Pryor	-
	Lyman Taylor	077-6	1787 New Pryor	-
	Lyman Taylor	078-4	1785 New Pryor	-
	Masharn Wilson	079-2	1781 New Pryor	-
	Vernon Lestagez	080-0	1789 New Pryor	-
	Ingrid Sarris	081-8	322 Amal Drive	-
	Ingrid Sarris	082-6	300 Amal Drive	-
	Lyman Taylor	083-4	1723 New Pryor	-
	Ingrid Sarris	084-2	232 Amal Drive	-
	Norma Barlow	085-9	1725 New Pryor	-
	Lyman Taylor	086-7	1783 New Pryor	-
	Vernon Lestagez	087-5	1727 New Pryor	-
	Southeast Diversified Development	088-3	1705 New Pryor	-
				332,978

Sanitary Service Charge Liens
Exhibit B

	Current or Previous Owner	Parcel	Property Address	Total Sanitation
	Johnny Steele	001-6	1795 New Pryor	3,447
	Asset Holdings	002-4	1793 New Pryor	6,209
	Land Bank Authority	003-2	1789 New Pryor	6,209
	Asset Holdings	004-0	1785 New Pryor	5,786
	Asset Holdings	005-7	1781 New Pryor	5,786
	Ira Manning	006-5	1777 New Pryor	857
	Lyman Taylor	007-3	1771 New Pryor	3,796
	Ira Manning	008-1	1767 Amal Drive	(556)
	Johnny Steele	009-9	1765 Amal Drive	904
	Johnny Steele	010-7	1761 New Pryor	1,060
	Reginald Leverette	011-5	1757 New Pryor	1,400
	Reginald Leverette	012-3	1753 New Pryor	1,400
	Reginald Leverette	013-1	1749 New Pryor	896
	Reginald Leverette	014-9	1745 New Pryor	2,646
	Norma Barlow	015-6	1731 New Pryor	2,646
	Norma Barlow	016-4	1721 New Pryor	2,335
	Don Wellman	017-2	220 Amal Drive	2,023
	Home Equities	018-0	1732 New Pryor	2,335
	Lyman Taylor	019-8	1726 New Pryor	3,212
	Lyman Taylor	020-6	1722 New Pryor	2,527
	Lyman Taylor	021-4	1718 New Pryor	2,987
	Lyman Taylor	022-2	1714 New Pryor	2,323
	Johnny Steele	023-0	1701 New Pryor	3,447
	Armada Properties	024-8	1703 New Pryor	6,839
	Deloris Haynes	025-5	1707 New Pryor	4,575
	Kenneth Keith, Jr.	026-3	1709 New Pryor	1,400
	Kenneth Keith, Jr.	027-1	1711 Amal Drive/S. Pryor	1,400
	Lyman Taylor	028-9	1713 New Pryor Cir	-
	Vernon Lestagez	029-7	1715 New Pryor	1,407
	Asset Holdings	030-5	1717 Amal Drive	7,829
	E & E Development	031-3	1719 Pryor Road	1,712
	Vernon Lestagez	032-1	1721 New Pryor	2,067
	Ingrid Sarris	033-9	240 Amal Drive	2,023
	Lyman Taylor	034-7	241 Amal Drive	2,527
	Lyman Taylor	035-4	233 Amal Drive	2,527
	Ingrid Sarris	036-2	227 Amal Drive	1,712
	Ingrid Sarris	037-0	221 Amal Drive	1,707
	Lyman Taylor	038-8	1746 New Pryor	2,023
	Lyman Taylor	039-6	1750 New Pryor	1,712
	Lyman Taylor	040-4	1754 Pryor St	3,212
	Lyman Taylor	041-2	1758 New Pryor	1,712
	Lyman Taylor	042-0	1762 New Pryor	3,796
	Lyman Taylor	043-8	335 Amal Drive	2,987
	Moses Langford	044-6	323 Amal Drive	1,060
	Antonio Langford	045-3	311 Amal Drive	897
	Don Wellman	046-1	297 Amal Drive	1,712
	Elizabeth Rogge	047-9	287 Amal Drive	2,023
	Vernon Lestagez	048-7	275 Amal Drive	2,527
	Vernon Lestagez	049-5	257 Amal Drive	2,987
	Kenneth Keith, Sr	050-3	266 Amal Drive	2,023
	Vernon Lestagez	051-1	1725 New Pryor	1,400
	Vernon Lestagez	052-9	1729 Pryor Road	6,839
	Asset Holdings	053-7	1731 New Pryor	5,408

Sanitary Service Charge Liens
Exhibit B

	Current or Previous Owner	Parcel	Property Address	Total Sanitation
	George W. High	054-5	1733 New Pryor	3,742
	Asset Holdings	055-2	1735 New Pryor	4,733
	Asset Holdings	056-0	1737 New Pryor	4,733
	Asset Holdings	057-8	1739 New Pryor	4,733
	Standard Federal Bank	058-6	1745 New Pryor	2,067
	Asset Holdings	059-4	1751 New Pryor	4,733
	Robert Helfman	060-2	1755 New Pryor	1,712
	Kenneth Keith, Sr	061-0	274 Amal Drive	2,023
	Rechaldo Wade Lestage	062-8	288 Amal Drive	2,987
	So Ga Equities Corp	063-6	1757 New Pryor	2,527
	Rechaldo Wade Lestage	064-4	1761 New Pryor	2,067
	Rechaldo Wade Lestage	065-1	1765 New Pryor	2,067
	Elizabeth Rogge	066-9	1769 New Pryor	733
	Johnny Steele	067-7	1773 New Pryor	-
	Urban Residential Development	068-5	1777 New Pryor	733
	Ira Manning	069-3	1779 New Pryor	733
	Don Wellman	070-1	308 Amal Drive	1,060
	Antonio Langford	071-9	332 Amal Drive	2,023
	Lyman Taylor	072-7	1772 New Pryor	3,796
	Lyman Taylor	073-5	1778 New Pryor	3,796
	Masharn Wilson	074-3	1782 New Pryor	61
	Masharn Wilson	075-0	1786 New Pryor	810
	Masharn Wilson	076-8	1794 New Pryor	2,335
	Lyman Taylor	077-6	1787 New Pryor	-
	Lyman Taylor	078-4	1785 New Pryor	1,988
	Masharn Wilson	079-2	1781 New Pryor	1,400
	Vernon Lestagez	080-0	1789 New Pryor	2,067
	Ingrid Sarris	081-8	322 Amal Drive	2,023
	Ingrid Sarris	082-6	300 Amal Drive	1,060
	Lyman Taylor	083-4	1723 New Pryor	3,212
	Ingrid Sarris	084-2	232 Amal Drive	1,712
	Norma Barlow	085-9	1725 New Pryor	2,023
	Lyman Taylor	086-7	1783 New Pryor	733
	Vernon Lestagez	087-5	1727 New Pryor	2,067
	Southeast Diversified Development	088-3	1705 New Pryor	5,408
				221,620

Demolition Liens
Exhibit B

FORD PROPERTY LIEN PAYOFF AMOUNTS
GOOD TURU NOVEMBER 30, 2000

PARCEL	ADDRESS	LIEN #	LIEN AMT	INTEREST	FIFA FEE	TOTAL
1400720006056	1737 PRYOR RD	4065	\$5,400.17	\$1,944.06	\$10.50	\$7,354.73
1400720006057	1739 PRYOR RD	4060	\$7,859.77	\$2,829.51	\$10.50	\$10,699.78
1400720006059	1751 PRYOR RD	4061	\$7,080.37	\$2,548.92	\$10.50	\$9,639.79
1400720006056	1755 PRYOR RD	7126	\$5,938.87	\$2,137.98	\$10.50	\$8,087.35
1400720006056	1757 PRYOR RD	4067	\$6,489.36	\$2,336.16	\$10.50	\$8,836.02
1400720006056	1705 PRYOR RD	4054	\$6,238.18	\$2,254.74	\$10.50	\$8,494.42
1400720006056	1789 NEW S PRYOR	3363	\$7,768.76	\$4,894.35	\$10.50	\$12,673.61
1400720006056	1703 PRYOR RD	4053	\$6,238.18	\$2,245.77	\$10.50	\$8,494.45
1400720006056	1707 PRYOR RD	4057	\$6,443.68	\$2,319.75	\$10.50	\$8,773.93
1400720006056	1731 PRYOR RD	6021	\$10,131.60	\$2,532.92	\$10.50	\$12,675.02
1400720006056	1735 PRYOR RD	4064	\$6,655.28	\$2,395.92	\$10.50	\$9,061.70
TOTALS			\$76,244.22	\$28,440.08	\$115.50	\$104,790.80